

**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the agenda for the November 15, 2019 regular meeting of the Board.

**9:00 A.M.**

<b>550-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 36</b>
<b>APPLICANT:</b>	Anne Dunne	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3044 N. Rutherford Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 20' to 10', rear setback from 25.04' to zero, north side setback from 6' to zero (south to be 18.11' ), combined side setback to be 18.11' for a north side privacy fence at 8' in height.	

- **Denied**

<b>551-19-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Completely Styled	
<b>OWNER:</b>	11070 S. Western, LLC	
<b>PREMISES AFFECTED:</b>	2406 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

- Continued to December 20, 2019 at 9:00 a.m.

**552-19-S**                      **ZONING DISTRICT:** B3-2                      **WARD:** 25  
**APPLICANT:** Nereida Aparicio  
**OWNER:** Arturo Cortez  
**PREMISES AFFECTED:** 1750 W. 18th Street  
**SUBJECT:** Application for a special use to establish a nail salon.

- **Approved**

**553-19-S**                      **ZONING DISTRICT:** B1-1                      **WARD:** 9  
**APPLICANT:**                Kiana Frederick dba Pretty Flawless Hair  
**OWNER:**                     David Stewart  
**PREMISES AFFECTED:**    211 W. 119th Street  
**SUBJECT:**                  Application for a special use to establish a hair salon.

- **Approved**

**554-19-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 20**

**APPLICANT:**                Marcial Rosas

**OWNER:**                     Zeng & Mo Property, LLC

**PREMISES AFFECTED:**    1539 W. 47th Street

**SUBJECT:**                  Application for a special use to establish a barbershop.

- **Approved**



- **Approved**

- **Approved**

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to January 17, 2020 at 2:00 p.m.

- Continued to January 17, 2020 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

• Continued to December 20, 2019 at 2:00 p.m.

- **Approved**

- Continued to December 20, 2019 at 2:00 p.m.

- **Approved with conditions**



**577-19-S**                      **ZONING DISTRICT:** B3-1                      **WARD:** 26  
**APPLICANT:** Jasmine Reyes dba All Jazzed Up, LLC  
**OWNER:** Eduardo DeJesus  
**PREMISES AFFECTED:** 3822 W. North Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
     • **Approved**

**578-19-S**

<b>APPLICANT:</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 17</b>
<b>OWNER:</b>	Best Chicagoland LLC, dba Urban Luxe Salon	
<b>PREMISES AFFECTED:</b>	Same as applicant	
<b>SUBJECT:</b>	6848 S. Ashland Avenue	
	Application for a special use to establish a hair and nail salon.	

• Approved

<b>579-19-S</b>	<b>ZONING DISTRICT: DS-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	ZS Dev Peoria Green, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	123 S. Peoria Street / 128 S. Green Street	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed six-story, twenty-five dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>580-19-Z</b>	<b>ZONING DISTRICT: DS-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	ZS Dev Peoria Green, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	123 S. Peoria Street / 128 S. Green Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>581-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 10</b>
<b>APPLICANT:</b>	Daniel Lopez Torres dba New York Hairstyle Academy Inc.	
<b>OWNER:</b>	Ted Marvrakis	
<b>PREMISES AFFECTED:</b>	9214 S. Commercial Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

<b>582-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Connie's Pizza, Inc.	
<b>OWNER:</b>	JLS Archer, LLC	
<b>PREMISES AFFECTED:</b>	2373 S. Archer Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a drive-through facility to serve an existing one-story restaurant.	
<ul style="list-style-type: none"><li>• <b>Approved</b></li></ul>		

**583-19-S**

**ZONING DISTRICT: B3-2**

**WARD: 6**

**APPLICANT:**

Lacore Styling & Company, LLC

**OWNER:**

211 E. 79th St., LLC

**PREMISES AFFECTED:**

213 E. 79th Street

**SUBJECT:**

Application for a special use to establish a hair salon.

- **Approved**



- **Approved**

- **Approved**

- **Decision of the Zoning Administrator upheld**

- **Approved**

**WARD: 27**

1100-1114 W. Randolph Associates, LLC

Same as applicant

1100-12 W. Randolph Street

Application for a variation to reduce the off-street loading zone requirement from one to zero for a proposed three-story retail and office building which shall be located within 1,320 feet of a CTA rail station.

- **Approved**

**WARD: 1**

2738 W Cortez Condominium Association

Same as applicant

2738 W. Cortez Street

Application for a variation to reduce the rear setback from the required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three dwelling unit building.

- Continued to December 20, 2019 at 2:00 p.m.

**WARD: 1**

2738 W Cortez Condominium Association

Same as applicant

2738 W. Cortez Street

Application for a variation to relocate the required 202 square feet of rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with access bridge to the proposed roof deck.

- Continued to December 20, 2019 at 2:00 p.m.

**WARD: 1**

2738 W Cortez Street Condominium Association

Same as applicant

2738 W. Cortez Street

Application for a variation to reduce the required number off-street parking three parking spaces to two for a proposed garage roof deck with access bridge at the rear of the existing three-story, three dwelling unit building.

- Continued to December 20, 2019 at 2:00 p.m.

- Continued to December 20, 2019 at 2:00 p.m.

## CONTINUANCES

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

- **Approved**

- Continued to December 20, 2019 at 2:00 p.m.

- **Approved**

- **Approved**

- **Decision of the Zoning Administrator upheld**

**VOTE ONLY**

- **Denied**

- **Denied**

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 420-19-S, 421-19-Z, and 464-19-Z.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 18, 2019, with the exception of Board Cal. Nos. 511-19-Z, 512-19-Z, 513-19-Z, 527-19-Z, 528-19-Z, 549-19-Z and 341-19-Z.

Adjournment.